

AN ORDINANCE relating to the establishment of zones by map under King County Resolution 25789 and repealing zoning previously adopted under King County Resolution 18801 as amended. The area zoned is that area of unincorporated King County described herein.

PREAMBLE

1. The maps contained in part of this ordinance are the means of making the zoning effective on the land under Resolution 25789 and are necessary for the same reason as stated for the adoption of said Resolution. The King County Planning Commission held a Public Hearing January 21, 1969, and on May 6, 1969, recommended the location and boundaries of the various zones as shown on those parts of the zoning maps described herein. The King County Council held a Public Hearing on July 17, 1969, and after consideration of all items and arguments presented at the hearing and after further consideration of the recommendations of the King County Department of Planning, the Council caused the area zoning maps to be drawn as herein adopted. The King County Department of Planning concurs with the recommendations of the King County Planning Commission as modified by the Environmental Planning Committee.

2. The principal drainage basin of Beaver Lake has many topographical and locational features which make it suitable for urban uses; however soil and drainage problems could result in damage to Beaver Lake unless the design and improvements for those urban uses are of high standard; and therefore those areas on zoning maps E&W 34-24-6, E&W 35-25-6, E&W 36-25-6, E&W 1-24-6, E&W 2-24-6, E&W 3-24-6, E 10-24-6, E&W 11-24-6, E&W 12-24-6, E&W 13-24-6, E&W 14-24-6, and E 15-24-6 classified G (potential S-R) are so recognized and may be reclassified only subject to approval of a Planned Unit Development. It is the Council's intention in adopting this policy that the Planned Unit Developments in this area be designed to consist of a variety of densities and uses

and that this together with soils, surface and subsurface drainage and the ecology shall be considered before approval of Planned Unit Developments within the above stated area in order to assure proper protection of the environment; and

3. King County wishes to cooperate with the City of Issaquah in their planning objectives and therefore the potential ML zones for the undeveloped land adjacent to the corporate limits in W 20-24-6 and W 21-24-6 will be left off the zoning map for the present to allow the City of Issaquah the opportunity to reconsider and remove commercial and industrial zoning from surrounding undeveloped incorporated areas.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

Pursuant to the provisions of King County Resolution 25789, the King County Council does hereby adopt and enact zoning maps covering the following areas of unincorporated King County, Washington and the locations and boundaries of various zones shown thereon as part of the Zoning Code for King County and the said Council does hereby adopt as its own findings of fact and its own statement of factors considered at the hearings to be controlling, those factors set forth in Section 3502 of Resolution 25789.

DESCRIPTION: That portion of unincorporated King County described as follows: East 1/2 of Section 31, Sections 32 through 36, Township 25 North, Range 6 East W.M. and Sections 1 through 36, Township 24 North, Range 6 East W.M.

IDENTIFICATION: For purposes of identification each of the above listed maps is numbered, for example W 1-24-6 which shall mean the West one-half of Section 1, Township 24 North, Range 6 East W.M. and by this reference are made a part of this ordinance.

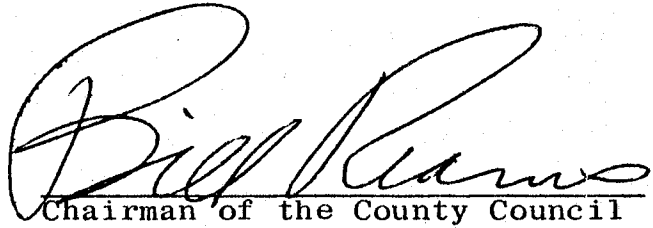
INTRODUCED and read for the first time this 29<sup>th</sup> day of

June

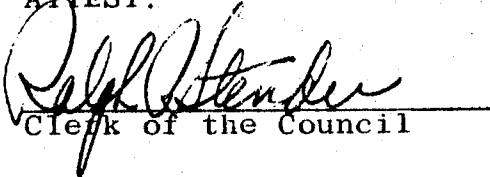
1970.

PASSED by the Council at a regular meeting thereof on the

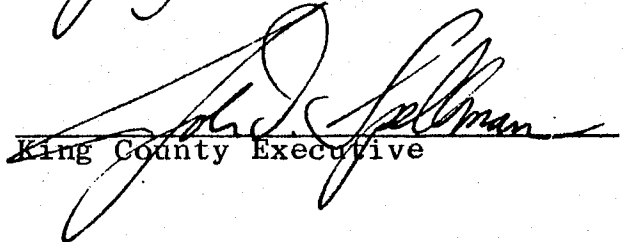
20<sup>th</sup> day of July 1970.

  
Chairman of the County Council

ATTEST:

  
Clerk of the Council

APPROVED this 31<sup>st</sup> day of July, 1970.

  
King County Executive

ORDINANCE READINGS

1st 6-29-70

2nd 7-6-70

3rd 7-20-70

Effective Date \_\_\_\_\_